

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Portland Consortium State: OR

PJ's Total HOME Allocation Received: \$71,735,589 PJ's Size Grouping*: A

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|-------|---------|
| | | | | | Group | A | Overall |
| Program Progress: | | | | PJs in State: | 6 | | |
| % of Funds Committed | 96.16 % | 93.40 % | 1 | 90.66 % | 95 | 90 | |
| % of Funds Disbursed | 85.50 % | 84.95 % | 4 | 81.06 % | 65 | 64 | |
| Leveraging Ratio for Rental Activities | 4.5 | 5.1 | 1 | 4.62 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 99.89 % | 94.91 % | 2 | 81.27 % | 84 | 59 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 93.61 % | 77.18 % | 1 | 68.23 % | 96 | 93 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 91.24 % | 89.33 % | 4 | 79.86 % | 85 | 73 | |
| % of 0-30% AMI Renters to All Renters*** | 68.88 % | 52.66 % | 1 | 44.82 % | 96 | 85 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 98.09 % | 98.85 % | 6 | 94.65 % | 53 | 44 | |
| Overall Ranking: | | | In State: | 1 / 6 | Nationally: | 100 | 99 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$49,580 | \$42,860 | | \$25,419 | 890 Units | 23.90 | % |
| Homebuyer Unit | \$19,795 | \$13,207 | | \$14,530 | 216 Units | 5.80 | % |
| Homeowner-Rehab Unit | \$9,869 | \$18,827 | | \$20,251 | 24 Units | 0.60 | % |
| TBRA Unit | \$1,524 | \$1,411 | | \$3,156 | 2,597 Units | 69.70 | % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Portland Consortium OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$110,210 | \$127,692 | \$9,869 |
| State:* | \$101,987 | \$111,778 | \$19,268 |
| National:** | \$89,640 | \$72,481 | \$22,984 |

CHDO Operating Expenses:
(% of allocation)

PJ: 4.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|--|
| White: | 54.6 | 51.4 | 79.2 | 52.6 |
| Black/African American: | 31.2 | 16.2 | 16.7 | 24.8 |
| Asian: | 1.1 | 4.6 | 0.0 | 0.7 |
| American Indian/Alaska Native: | 1.1 | 0.0 | 0.0 | 3.5 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.4 |
| American Indian/Alaska Native and White: | 0.1 | 0.0 | 0.0 | 0.3 |
| Asian and White: | 0.0 | 0.9 | 0.0 | 0.1 |
| Black/African American and White: | 0.0 | 3.2 | 0.0 | 0.2 |
| American Indian/Alaska Native and Black: | 0.1 | 0.0 | 0.0 | 0.1 |
| Other Multi Racial: | 1.7 | 1.4 | 0.0 | 1.0 |
| Asian/Pacific Islander: | 1.9 | 1.4 | 4.2 | 0.7 |

ETHNICITY:

| | | | | |
|----------|---|--|---|--|
| Hispanic | 8.1 | 20.8 | 0.0 | 15.7 |
|----------|---|--|---|--|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|--|
| 1 Person: | 56.3 | 24.5 | 45.8 | 22.4 |
| 2 Persons: | 13.9 | 17.6 | 16.7 | 28.5 |
| 3 Persons: | 10.1 | 17.1 | 8.3 | 24.5 |
| 4 Persons: | 9.5 | 23.1 | 16.7 | 13.1 |
| 5 Persons: | 6.0 | 11.6 | 4.2 | 7.2 |
| 6 Persons: | 1.8 | 3.7 | 4.2 | 2.7 |
| 7 Persons: | 1.3 | 1.4 | 4.2 | 1.2 |
| 8 or more Persons: | 1.1 | 0.9 | 0.0 | 0.4 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|--|
| Single/Non-Elderly: | 31.1 | 24.1 | 25.0 | 23.2 |
| Elderly: | 24.4 | 0.9 | 29.2 | 0.8 |
| Related/Single Parent: | 25.3 | 34.7 | 16.7 | 59.5 |
| Related/Two Parent: | 10.5 | 35.2 | 29.2 | 14.4 |
| Other: | 8.7 | 5.1 | 0.0 | 2.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 12.8 | 0.0 [#] |
| HOME TBRA: | 1.1 | |
| Other: | 17.8 | |
| No Assistance: | 68.3 | |

of Section 504 Compliant Units / Completed Units Since 2001 45

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Portland Consortium

State: OR

Group Rank: 100
(Percentile)

State Rank: 1 / 6 PJs

Overall Rank: 99
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60% | 99.89 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.54% | 93.61 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 91.24 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.20% | 98.09 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.500 | 2.35 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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